

THE WASHINGTON FORECLOSURE FAIRNESS ACT HOMEOWNERS MEDIATION PROGRAM

What is foreclosure mediation?

Mediation is a process where the mediator assists the Homeowner and the Lender to reach a fair, voluntary, and negotiated agreement. A mediator is not a judge. Foreclosure mediation programs have proven effective in reducing foreclosures.

Who is covered by the new Foreclosure Fairness Act Mediation Program?

Homeowners are covered if they are in owner-occupied properties and have either: (1) received a Notice of Default **on or before** the effective date of the Act and their house has not yet been sold at foreclosure sale; or (2) after the effective date, have not yet received the Notice of Trustee's Sale. Any lender or servicer who did 250 or more foreclosure sales in Washington during the previous year is covered. The Act is effective on July 22, 2011. The Department of Commerce will administer the Mediation Program.

How does a Homeowner request mediation?

Foreclosure mediation can only be requested by a housing counselor or an attorney on behalf of a Homeowner.

How much will participating in foreclosure mediation cost?

The Homeowner and the Lender shall each pay a \$200 fee for the mediation. The fee must be paid prior to the mediation.

Timeline for the Foreclosure Mediation Program.

